This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
WILLIE K. DAVIS

TO
JAMES BELLAR ET UX

For draftsman's use

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 6169 PAGE 560

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES BELLAR (NAME)	SAME (NAME)	Map. 141
11457 Hamm's Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 77-78
Nashville TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H84300

IDENTIF. REFERENCE

NOV 3 3 41 PM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

MAIL EXP.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 20,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 1983.

_____ Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

For and in Consideration of the sum of TEN and NO/100 ($10.00)----------
----------DOLLARS
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, WILLIE K. DAVIS
.....have bargained and sold, and by these presents do transfer and convey unto the said
JAMES BELLAR and JO ANN E. BELLAR, their
.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE ATTACHED DESCRIPTION)

Being Lot Nos. 2 and 3 on the Plan of Saddle Ridge, Section I, of record in Book 5800, page 4, Register's Office for Davidson County, Tennessee.

TRACT II:

Beginning at a point on the northerly margin of Highway 70 South, said point being a common front corner with Lot No. 3, thence running in a northwesterly direction along the margin of said Highway 70 South, a distance of 161.68 feet to a point; thence continuing through said point, running north 37° 16' 35" W, a distance of 14.71 feet to a point, said point being common front corner with Lot No. 1; thence running north 46° 29' 46 E, a distance of 251.11 feet to a point, said point being a common corner with Lot No. 4; thence running along the rear line of said Lots Nos. 4 and 5 running south 43° 37' 16" E, a distance of 175.0 feet to a point, said point being a common corner with Lots Nos. 5 and 3; thence running along the common boundary with Lot No. 3, S 46° 29' 38" W, a distance of 241.51 feet to a point, said point being point of beginning.

TRACT III:

Beginning at a point on the northern margin of U.S. Highway 70 South, said point being a common front corner with Lot No. 7; thence running along the margin of said Highway 70 South around a curve to the right with a radius of 442.50 feet, a distance of 67.65 feet to a point; thence running south 27° 17' 16" E, a distance of 5.0 feet to a point, said point being on the northerly margin of Highway 70-S; thence continuing along the margin of said Highway 70 South and around a curve to the right with a radius of 447.5 feet, a distance 463.21 feet to a point, said point being a common front corner with Lot No. 2; thence along the common boundary with Lot No. 2 running north, 46° 29' 38" E, a distance of 241.51 feet to a point, said point being in the rear line of Lot No. 5 and being a common corner with Lot No. 2; thence running along the rear line of Lot No. 5, a distance of 51.58 feet to a point, said point being a common corner with Lots 5 and 6; thence running along the rear line of Lot No. 6, S 65° 50' 31" E, a distance of 275.0 feet to a point, said point being a commmon corner with Lots 6 and 7; thence along the common boundary with Lot No. 7, a distance of 26.86 feet to a point, said point being on the margin of Highway 70-S and being point of beginning.

Being the same property conveyed to Willie K. Davis, by deed from Willie K. Davis, Trustee, of record in Book 6002, page 79, and by deed from G. William Davis of record in Book 6002, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5660, page 823, Register's Office for Davidson County, Tennessee; owner's certificate, certain minimum building setback lines, easements, utility anchor easements and certain notes and requirements to which plan reference is hereby made, as shown on plan of record in Book 5800, page 4, Register's Office for Davidson County, Tennessee.

Grantees agree that they will within twelve months of the date of this deed commence construction of a residence upon the premises and shall, upon commencement of construction, proceed in a diligent and timely manner to completion of construction. If Grantees fail or refuse to commmence or diligently and timely proceed to completion of construction, Grantees shall reconvey the premises to Grantor at Grantor's option upon payment of $20,000.00. Grantor reserves the right to approve all building plans and specifications. Construction of improvements to commence on or before December 31, 1983.

Barbara T. Davis, wife of the said Willie K. Davis, joins in the execution of this instrument for the purpose of conveying and releasing any rights which she might have by reason of the marital status.

Form No. WD3a

BOOK 6169 PAGE 563

This unimproved (X) improved ( ) property, known as 7905/7909 Highway 70 S (House Number) (Street), Nashville, TN (P. O. Address: City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES BELLAR and wife, JO ANN E. BELLAR their heirs and assigns, forever.

And I do covenant with the said James Bellar and wife, Jo Ann E. Bellar that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinabove set forth, and taxes for the year 1983, which are a lien but not yet due and payable, which the Grantees agree to assume and pay.

And I, Willie K. Davis do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES BELLAR and wife, JO ANN E. BELLAR heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 5th day of October, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie K. Davis
WILLIE K. DAVIS

Barbara T. Davis
BARBARA T. DAVIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 5th day of October, 1983, before me personally appeared Willie K. Davis and Barbara T. Davis, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Sworn to and subscribed before me this 5th day of October, 1983.

Bernita G. Akers
NOTARY

BERNITA G. AKERS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

07-27-86

138 11/03 67.50- CHECK

[redacted]

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6169 PAGE 565

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 67.50-
0138A11/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 3 0 0

T
IDENTIF. REFERENCE

NOV 3 3 41 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 991048